

STATE OF MISSISSIPPI

WARRANTY DEED

MAY 31 11 27 AM '94

GRANTOR: MEMPHIS CHAIR COMPANY, a Tennessee Corporation

TO

BK 271 PG 493  
W.E. DAVIS CH. CLK.  
J. Woodard, S.C.

GRANTEE: WILL-HI ENTERPRISES, INC., a Mississippi Corporation

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, the undersigned Grantor(s), to hereby sell, convey and warrant unto the above Grantee(s) the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 1. 6.3 acres in the Southeast Quarter of Section 12, Township 3, Range 8, more fully described as beginning at the Northeast corner of the Memphis Chair Company lot, more fully described by the deed in Book 48, Page 399, to which reference is made, located in Section 12, Township 3, Range 8 West; thence south 68 degrees 45 minutes west along the north line of said Chair Company lot 460.0 feet to an iron pin in the east right of way of the Illinois Central Railroad; thence northwesterly along a curve of said railroad 777.29 feet to the intersection of a drainage ditch; thence north 55 degrees 35 minutes east with the center of said ditch 139.0 feet to a point; thence south 87 degrees 30 minutes east with the center of the ditch 845.0 feet to a point; thence south 51 degrees 30 minutes east with the center of said ditch 158.0 feet to the intersection of the west line of old Highway 51; thence south along the west line of said Highway 125.2 feet to the point of beginning and containing 6.3 acres, more or less, as shown by the survey of J. E. Lauderdale, C.E., dated April 29, 1968.

It being the same premises conveyed to the Grantor herein by instrument appearing of record in Book 77, Page 91, Warranty Deeds of said County.

PARCEL 2. 2.2 acres, more or less, in the Southeast Quarter of Section 12, Township 3, Range 8 West, described as beginning at an iron pin in the northwest corner of the Continental Piston Ring Company lot, as shown by deed of record in Book 45, Page 315, which point is in the east right of way line of the Illinois Central Railroad; thence north 68° 45' east 822.5 feet along Continental Piston Ring Company's north line to the northeast corner thereof; thence north 21° 15' west 230 feet to an iron pin; thence south 68° 45' west 460 feet more or less to a point in the east right of way of the Illinois Central Railroad; thence in a southeastwardly direction along said right of way 260 feet more or less to the point of beginning, and being the same land conveyed to the Town of Hernando, Mississippi, on Sept. 1960 by deed recorded in Book 48, Page 399 of the land deed records of said County.

It being the same premises conveyed to the Grantor herein by instrument appearing of record in Book 202, Page 22, Warranty Deeds of said County.

PARCEL 3. Part of the southeast quarter of Section 12, Township 3, Range 8 West in the Town of Hernando more particularly described as follows: BEGINNING at a stake 135 feet west of the center-line of Highway #51 at Station 611+50; thence north 21° 15' west along old Highway 51 a distance of 266 feet to the point of beginning of the land herein conveyed; thence continuing north 21° 15' west along old Highway 51 a distance of 94 feet to a stake; thence south 68° 45' west 322.5 feet to an iron pin in the east right of way of Illinois Central Railroad; thence southeasterly along said right of way 94 feet to a point; thence north 68° 45' east to the point of beginning and being further described as the north 94 feet of a certain 2 acre tract conveyed to the Town of Hernando by deed dated January 23, 1959, recorded in Deed Book 45, Page 315, in the office of the Chancery Clerk of said County.

It being the same premises conveyed to the Grantor herein by instrument appearing of record in Book 92, Page 543, Warranty Deeds of said County.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee(s) herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1994.

WITNESS the signature(s) of the Grantor(s) this 25th day of February, 1994. BOOK 271 PAGE 494

MEMPHIS CHAIR COMPANY

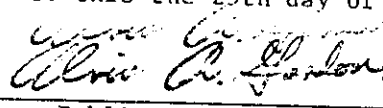
BY: 

Sidney Franklin, President

STATE OF TENNESSEE  
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Sidney Franklin, who acknowledged that as President, for and on behalf of and by authority of Memphis Chair Company he signed the above and foregoing instrument and affixed the corporate seal of said corporation thereto and delivered said instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 25th day of February, 1994.

  
Notary Public Alvin A. Gordon

My commission expires: 6/3/96

Grantors Address: 8388 Dell Oak Cove  
Germantown, TN 38139

Telephone: (901) 754-1876

Grantees Address: 1566 McIngvale Road  
Hernando, MS 38632

Telephone: (601) 429-5201

This instrument prepared by:  
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